



CPC USE ONLY:

Application #: _____

COMMUNITY PRESERVATION ACT Town of Maynard

FINAL APPLICATION FOR FUNDING

Please submit ten copies to:

Community Preservation Committee
Maynard Town Hall
195 Main Street
Maynard, MA 01754

Project Title Historic Properties Survey (MACRIS) Phase 4 Date 11/1/2021

Applicant/Contact Person (please print) Jack MacKeen and Lee Eyler

Signature Lee Eyler Casas

Sponsoring Organization, if applicable Maynard Historical Commission

Mailing Address Town Hall, 195 Main Street, Maynard MA 01754

Email histcom@townofmaynard.net Telephone 508-733-1664

CPA Category (check all that apply): Open Space ☐ Historic Resources ☒

Community Housing ☐ Recreation ☐

CPA Funds Requested \$25,000.00 Total Cost of Project \$25,000.00

PROJECT DESCRIPTION: Provide answers to the questions listed below. A complete application must provide all relevant requested information. Include supporting materials and exhibits as needed.

1. Goals: What are the specific objectives of the proposed project? Who will benefit and why? How will success be measured?

The Maynard Historical Commission (MHC) is mandated by the Massachusetts Historical Commission to record all of the town's historical areas, buildings, structures and sites on state MACRIS (MA Cultural Resource Information System) forms, which then enter the state website for access by the general public (see Exhibits 3, 4, and 5). This project seeks to complete Maynard's historical inventory, if possible, within the limits of the funding requested.

2. Community Need: Why is this project needed? Does it address needs identified in existing Town or regional plans or non-profit organizations, or needs raised in community discussions?

The database is accessible to Maynard's homeowners, history teachers, town committee members, descendants of early settlers, developers and ordinary citizens – all of whom can access and utilize detailed historical information found on the Massachusetts Historical Commission website and in the copies of the MACRIS forms at the Maynard Public Library.

MHC has identified important historical resources not yet surveyed. These include objects (like the curfew bell and town boundary markers) and neighborhoods (called "area reports" in MACRIS) as well as individual buildings. In addition, there are a number of incomplete records, many over 40 years old, that need improvement and updating.

3. Community Support: What is the nature and level of support and/or opposition for the project? In particular, with which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

The project is supported by the MHC and the Maynard Historical Society. Townspeople who have discovered the MACRIS database through Sesquicentennial events have expressed their delight in the resource. MHC will continue to publicize awareness of and access to the database. There is no known opposition to the project.

4. Budget: what is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a 2- to 5-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

The total budget forecast is \$25,000. MHC estimates that there are approximately 125 forms to be researched and completed. MHC members will assist the consultant in defining the forms list within the available budget.

5. Funding: What other funding sources are committed or under consideration? Include any commitment letters or describe other efforts to secure funding for this project. Is there revenue potential for this project?

None; no revenue potential is anticipated.

6. Timeline: What is the schedule for project implementation? Include a timeline for critical elements, expenditures, and receipt of other funds, if any.

The timeline is dependent on the availability of a consultant, but all efforts will be made to engage a consultant who can complete the project within one year of receipt of funding.

7. Implementation: Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have the relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?

The MHC, assisted by members of the Maynard Historical Society, will be responsible for the success of the project, as they have done in earlier phases of the survey. A professional consultant, hired and monitored by MHC, will research and create the MACRIS forms required, and submit them to the Massachusetts Historical Commission for inclusion in the state database.

8. Maintenance: If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a 5-year budget and documentation of commitment.

n/a

Other information: Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project.

See attached exhibits:

Exhibit 1: list of items identified by MHC

Exhibit 2: "Recommendations" -- the conclusions of the Phase 3 survey done by the professional consultant Kathy Broomer

Exhibit 3: an example of an excellent MACRIS report on an individual property

Exhibit 4: an example of an excellent MACRIS area report

Exhibit 5: an example of a 1977 MACRIS report that needs updating

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.

Exhibit 1

Historic Properties Survey (MACRIS) Phase 4 Properties/Items to be surveyed:

3 Bates Avenue, including barn
9 Butler Avenue (original location of Butler Lumber?)
125 Concord, Whitney family bungalow
35 Fifth Street, bungalow, including outbuilding (sauna?)
100, 102, 104 Great Road, American Four-squares
182 Main Street, Finnish Temperance Society/VFW Post 1812/St. Stephen's Knayanya
195 Main Street, Maynard Town Building
2 Maple Street, Warren A & Lucy Haynes House, MAY.638 (no report)
8 Maple Street, Henry J and Ann Walcott house and carriage house MAY.641, 642 (no reports)
67 Parker Street, Butler Lumber
34 Powder Mill Road, Elks Lodge
2 Riverbank Road, Finnish sauna/bathhouse, MAY.467 (no report)
5 Tiger Drive, Green Meadow School
12 Walnut Street, Ceramics Grinding Co, Inc.
Maplebrook Park
Reo Rd Park
Rockland Avenue fields
Thomas Street Park
Municipal Golf Course
12:10 Whistle
Curfew Bell
Marble Farm foundation site
Rice Tavern foundation site
Town boundary markers
Watering trough, Pine Street & Great Road
Weights & Measures Cabinet
Assabet Park (Douglas/Butler/Crane/Walcott) area report
Broadbent Park (1st/2nd/3rd/4th/5th) area report
Downtown business district (Nason/Main/Summer/Nalor) area report (replacing MAY.C)

Great Road Park (Boeske/Driscoll/Espie/O'Moore) area report

Maynard Hill/Monk's Hill (Bancroft/Chandler/Dartmouth/Elmwood) area report

Percival Street area report

MACRIS entries to be improved/updated:

MAY.A Concord/Summer Street area (1977)

MAY.B Great Road area (1977)

MAY.E Mill complex (update to include new construction and demolitions)

MAY.7 Asa Smith house, 84 Summer Hill Road (1977)

MAY.9 George Smith House (1999)

MAY.12 Garfield School, 48 Sudbury Street (1977)

MAY.16 William Smith House, 206-208 Great Road (include the Hearse House on the property)

MAY.18 Nason Street School, 24-28 Acton Street (1977)

MAY.26 Roosevelt School, 77 Nason Street (update to describe library renovations)

MAY.53, Litchfield Coal/John's Cleaners, 127 Main (improve history, include Litchfield Coal)

MAY.420 Crossley House/Fowler-Kennedy Funeral Home, 42 Concord Street (include Fowlers and funeral home)

Exhibit 2

From the Town of Maynard Communitywide Historic Properties Survey, 2018-2019, Final Report by Kathleen Kelly Broome, Architectural Historian

FURTHER STUDY RECOMMENDATIONS (for Phase 4)

This survey project recorded several historic areas in Maynard that were not fully documented in previous surveys due to limitations of time and budget. Though additional survey work is not anticipated in the near future, these recommendations are offered to provide a record of resources or topics that merit further study.

For preservation planning and town planning purposes, all **town-owned buildings and properties** pre-dating 1970 should be represented in the town's inventory. A high priority is a building inventory form for the Maynard Town Building, 195 Main Street (1962; Frederick Gagnon, archt.; Arcaro and Sons, Inc., bldr.). Comparison of an assessors' print-out of town-owned property with the Massachusetts Historical Commission's MACRIS database may identify other town properties for inclusion.

While this survey recorded clusters of early 20th-century suburban residences at Brooks Street, Concord Street, and Tremont Street, as well as a number of bungalows townwide, single-family dwellings such as **Colonial Revival-style four squares and small-scale cottages or "camps"** continue to be underrepresented in Maynard's inventory relative to the number that survive. Specific addresses and areas suggested for review and possible documentation include:

- 125 Concord Street (the only Whitney family bungalow not inventoried)
- 100, 102, and 104 Great Road (part of a four-square row with 96 Great Road)
- Assabet Park – neighborhood of four-squares on Douglas and Butler Avenues
- Great Road Park, for additional examples of early 20th-century house types, especially small cottages or "camps" on rusticated concrete block foundations
- Broadbent Park – for early 20th-century house types surviving among later infill construction in the area of 1st, 2nd, 3rd, 4th, and 5th Streets

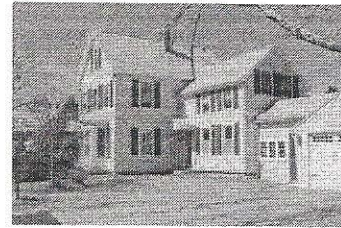
Further study of the manufacturing processes of the **Assabet Manufacturing Company-American Woolen Company Complex** (MAY.E) is highly recommended. Aside from mill management, well over two dozen occupations have been identified in mill histories, census records, and directories that merit closer study, to understand better the relative roles of skilled and unskilled labor in the manufacturing process. Such a study would also improve knowledge of the socio-economic groups associated with pockets of mill worker housing in the area of the mill complex. Some streets were developed entirely with company-owned worker housing, while other streets display a mix of mill employees and non-employees in investor or owner-occupied dwellings.

Post-World War II residential subdivisions present in Maynard may merit survey in the future. A comprehensive approach – involving a reconnaissance or windshield survey of all postwar subdivisions at once – is needed to ensure limited survey funds are directed toward the best preserved examples of post-World War II house types townwide. Documentation of postwar commercial development, especially on Powder Mill Road, also is of interest.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: MAY.575
Historic Name: Mason, William Henry and Alice House
Common Name: Torppa, Alfred and Mary House
Address: 157 Summer St
City/Town: Maynard
Village/Neighborhood:
Local No:
Year Constructed: r 1866
Architect(s):
Architectural Style(s): No style
Use(s): Single Family Dwelling House; Agricultural; Poultry Farm; Orchard; Dairy
Significance: Agriculture; Architecture
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Asbestos Shingle; Wood
Foundation: Concrete Unspecified; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, November 1, 2021 at 10:50 AM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

008.0-0000-
0202.0

Maynard

MAY.575

Town/City: Maynard

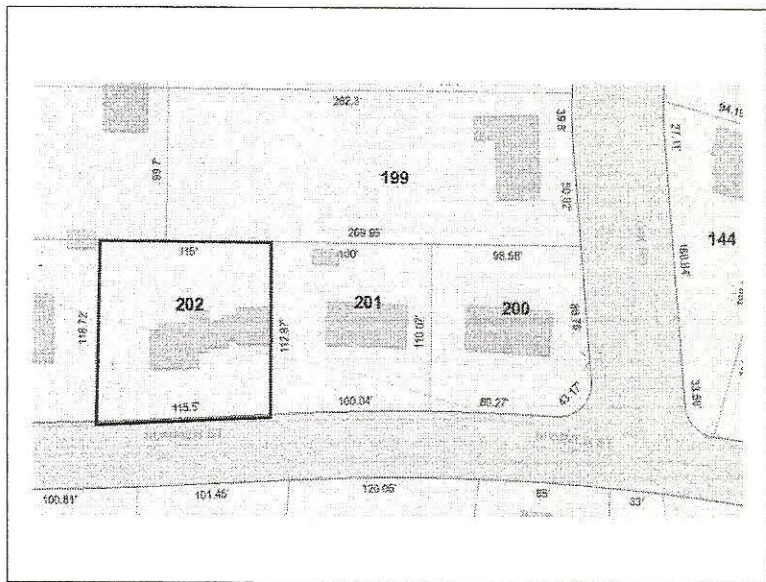
Place: (neighborhood or village):

Photograph



Locus Map

↑
north



Recorded by: Kathleen Kelly Broomer, consultant
Organization: Maynard Historical Commission
Date (month / year): October 2019

Address: 157 Summer Street
Historic Name: William H. and Alice Mason House
Uses: Present: residential
Original: residential
Date of Construction: ca. 1856-1877
Source: maps and atlases, deeds
Style/Form: No style
Architect/Builder: not determined
Exterior Material:
Foundation: stone, concrete
Wall/Trim: asbestos shingle/wood
Roof: asphalt shingle
Outbuildings/Secondary Structures: attached garage

Major Alterations (with dates):

enclosed breezeway and garage addition (mid-20th century); some window sash replaced (late 20th century)

Condition: good

Moved: no ☒ yes ☐ Date:

Acreage: 0.31 acres

Setting: suburban residential setting northwest of town center, on secondary artery to Lower Village in Stow

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OCT 17 2019

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

MAYNARD

157 SUMMER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MAY.575

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Illustrating the transition—in outlying sections of Maynard – from rural to suburban development by the mid-20th century, this house encompasses four components: main block, wing, enclosed breezeway, and attached garage. The 2½-story gable-front main block is three bays across with a side-hall entry and approximately two bays deep on a rectangular footprint, displaying a brick chimney off the roof ridge, overhanging eaves, gable returns, a bay window on the facade, gabled entry hood on brackets (modified), and a shed-roofed enclosed porch extending the full length of the west (left side) elevation. The connecting two-story, side-gable lateral wing retains the same modified hood over the secondary entry in the first of three bays on its facade. Both the one-story side-gabled enclosed breezeway and the gable-front garage at grade are mid-20th century additions, replacing very sizable attached outbuildings (including a barn) that survived as late as 1928. Several upper-story windows retain 2/2 wood sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is associated with one of the earliest farms on Summer Street in Maynard's west end. Levi Dakin, Jr. and Sarah J. Haynes, both of Sudbury, married in 1850. By 1855-1856, (Stow) census records and the county map show the Dakins residing on Summer Street in close proximity to Henry Fowler, who maintained his own sizable farm in the northwest section of the present Maynard. While the existing dwelling has a stone foundation of the sort typically associated with mid-19th century construction, the proportions of the house suggest a later date, perhaps in the 1870s. Further research might indicate whether the present house is the second dwelling on the site.

In 1877, William Henry Mason (1846-1907) purchased the Dakin farm from Henry Fowler [Middlesex South deeds, 1431:459]. Mason emigrated from Nova Scotia to the United States in 1868. He and his wife, Alice, who came from England in 1872, married in Concord in 1876 before settling in Maynard. Mason's farm encompassed approximately 55 acres on both sides of Summer Street, then known as County Road. He kept 40 heads of poultry, and the farm produced 360 dozen eggs in 1879, in addition to 25 bushels of corn from two acres, 100 bushels of Irish (as opposed to sweet) potatoes from one acre, and had 100 apple trees planted over two acres. By 1902, William Mason was a wholesale milk dealer, with the transition to dairy farming reflecting agricultural trends in the region. He acquired a five-acre parcel east of his house in 1891, eventually building the house occupied by his son, Alonzo A. Mason, and family at 147 Summer Street (see form).

Alfred Torppa and his wife, Maria (Mary), owned the farm by 1928, residing here with their son and daughter-in-law, Hugo and Siiri Torppa, as well as another son, Tauna Torppa. A native of Veteli, Finland, Alfred Torppa was employed as a weaver at the American Woolen Company (1918) before turning to farming, in which the entire family was engaged. The Torppa family remained here until at least 1942, then moved closer to the town center by 1947. It appears the Mason-Torppa farm was sold for development in the early 1960s, leading to construction, by Whitten Brothers of Woburn and C & C Homes of Burlington, of roughly 150 houses in the subdivision from Dix Road to Durant Road immediately north of the house.

BIBLIOGRAPHY and/or REFERENCES

Plan of Summer Street, Maynard, as Ordered by the County Commissioners, 4 sheets (1928). Middlesex County South Registry of Deeds, plan 178 of 1928. Maynard Historical Society Archives, accessed July 11, 2019, <http://collection.maynardhistory.org/items/show/5561>.

Maynard valuation list: 1915.

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

MAYNARD

157 SUMMER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

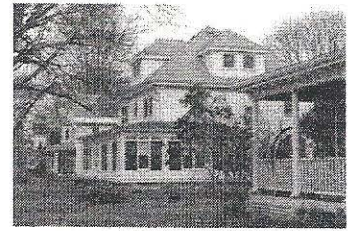
MAY.575

- Middlesex County maps and atlases: 1856, 1875, 1889.
 Maynard directories: 1898, 1902, 1913, 1926, 1936, 1947.
 Maynard resident (voting/poll tax) lists: 1924, 1936, 1957.
 Massachusetts census: Stow, 1855.
 U. S. census records: Stow, 1850-1870, Maynard, 1880-1940. Database and images. www.ancestry.com.
 Mason, William H. Find A Grave memorial ID 90640839. Glenwood Cemetery, Maynard. www.findagrave.com.
 Mason, William H. Entry in "Productions of Agriculture in Maynard. June 1880." U. S., *Selected Federal Census Non-Population Schedules, 1850-1880*. Database and images. www.ancestry.com.
 Mason, William H., and Alice Sutton. Marriage record, Concord, Mass. (January 3, 1876). *Massachusetts, Marriage Records, 1840-1915*. Database and images. www.ancestry.com.
 Torppa, Alfred. Declaration of Intention. No. 707 (1907). *Massachusetts, State and Federal Naturalization Records, 1798-1950*. Database and images. www.ancestry.com.
 ----- Registration card 3429 (1918). U. S., *World War I Draft Registration Cards, 1917-1918*. Database and images. www.ancestry.com.
 "C. of C. [sic] may buy from Whitten's." *The Concord Enterprise* (January 24, 1963), 2:6.
 Middlesex County South Registry of Deeds: 1431:459 (1877), Certificate of Title 511771 (1973). Note: Since the 1960s, deeds for the property are filed with registered land (through the Land Court), rather than recorded land.
History of Maynard, Massachusetts, 1871-1971. Acton, MA: The Beacon Publishing Company for the Town of Maynard Historical Committee, 1971.
 Boothroyd, Paul, and Lewis Halprin. *Images of America. Assabet Mills, Maynard, Massachusetts*. Charleston, SC: Arcadia Publishing, 1999.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	MAY.O
Historic Name:	Brooks Street Extension Area
Common Name:	
Address:	
City/Town:	Maynard
Village/Neighborhood:	
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Residential District
Significance:	Architecture; Community Planning
Area(s):	
Designation(s):	
Building Materials(s):	



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Commonwealth of Massachusetts
Massachusetts Historical Commission
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www.sec.state.ma.us/mhc

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FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Nos. in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

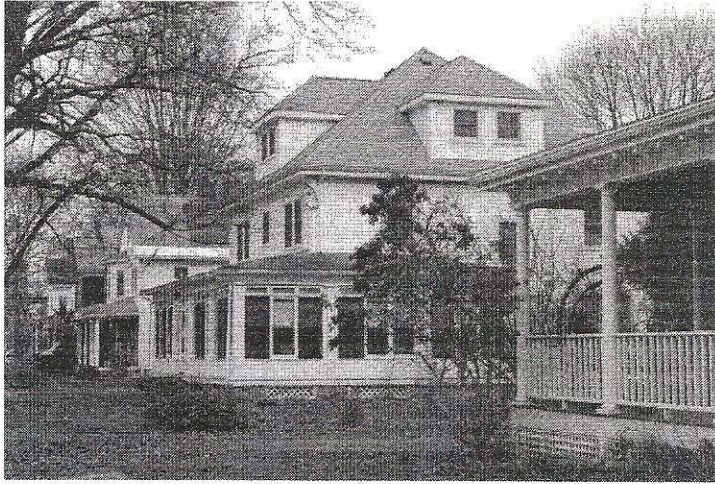
see data sheet

Maynard

MAY.O

see data sheet

Photograph



View NW from 39 Brooks St (porch detail at right)

Town/City:

Maynard

Place (*neighborhood or village*):**Name of Area:**

Brooks Street Extension Area

Present Use:

residential

Construction Dates or Period:

1904-ca. 1920

Overall Condition:

good-fair

Major Intrusions and Alterations:

vinyl siding, door and window sash replacement

Acreage:

approximately 3.5 acres

Recorded by:

Kathleen Kelly Broomer, consultant

Organization:

Maynard Historical Commission

Date (*month/year*):

October 2019

Locus Map

↑
north

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☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MAY.O

see data sheet

☒ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.**Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Encompassing twenty residences bordering the second block of Brooks Street, between Concord Street and Charles Street, the upper Brooks Street Area illustrates speculative suburban development at the town center in the first quarter of the 20th century. Part of this subdivision was documented previously with twelve individual building forms for select properties on Lincoln Street to the west (see forms for MAY.430 through MAY.441). Taken together, this area and the Lincoln Street properties constitute the largest concentration of early 20th-century, Colonial Revival-style, single-family dwellings at the town center.

Houses in this area are of wood frame construction, generally 2½ stories, with hipped or gable roofs clad in asphalt shingles, and stone or concrete foundations. Most common recent exterior alterations in this area are installation of vinyl siding and replacement of historic wood window sash and doors. Despite these modifications, the area displays a cohesiveness to the streetscape, with consistency of building scale, massing, and setback from the street. All dwellings retain original one-story front porches that contribute to the setting. Garages, where present, are positioned at the rear of the lots.

Among the earliest houses is the Orson and Nellie Fowler House, 24 Concord Street (1904, MAY.418, see photo). See 2015 building inventory form for detailed architectural description. The house has been improved since 2015, with wood shingle cladding on the second story and stucco on the first story being replaced in kind. It appears the porch at the secondary entry on the Brooks Street elevation, once open on three sides, has been partially enclosed. Most windows display 2/1 wood sash. Integrating a number of architectural features previously described as Tudor Revival or Craftsman, this eclectic dwelling may be considered a Colonial Revival house exhibiting the lingering influence of the Queen Anne style. Sanborn maps indicate a change was made to the two entry porches between 1910 and 1915, which would be consistent with renovations that included application of stucco cladding to the first story and construction of stuccoed porches with battered piers in a Craftsman manner. The public well recorded on this property in 2015 is covered over with a cap, and a remnant of a granite hitching post (ca. 1904, see photo) survives in the Brooks Street yard. Approximately two feet high, the hitching post is one of at least two identified in Maynard, though a survey of street objects has not been conducted to date.

Aside from the Fowler House, two types of Colonial Revival-style house predominate on the street: the gable-front dwelling and the four-square. The gable-front dwellings tend to transition from late 19th-century Queen Anne design, combining prominently positioned bay windows with classically inspired columns on front porches, paired windows, and hipped dormers typical of the Colonial Revival. As illustrated by the Wilson House, 37 Brooks Street (ca. 1904, see photo) and the Stockbridge House, 43 Brooks Street (ca. 1904, see photo), the gable-front dwelling seen here is 2½ stories with a gable-front roof, two to three bays across and about three bays deep on a rectangular footprint with a brick chimney off the roof ridge and a one-story rear wing. These houses feature one-story full-width front porches, a bay window on the second story of the facade, and gable returns. Variations in the fenestration include paired windows in some openings – such as the attic window of 37 Brooks or the first and second-story windows at 43 Brooks – gable or hipped dormer windows, and additional bay windows on side elevations. Another example of this type is the Jennie Murphy House, 38 Brooks Street (ca. 1910). Noteworthy variations are the wood-shingled Campbell House, 45 Brooks Street (1920, see photo) and the vinyl-sided Patrick and Helena Murphy House, 47 Brooks Street (1916). There is some modification to the gable-front form on these, where a gabled projecting bay substitutes for the bay window on the second

Continuation sheet 1

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MAY.O

see data sheet

story facade, the porch has been reduced one bay in width to allow more light through the adjacent stair hall window on the first story, and the brick chimney is positioned at the roof ridge.

Four-squares were a popular Colonial Revival-style house form in Maynard, typically two to three bays across and two bays deep with a pyramidal or high hipped roof, nearly cubic massing with chimney at the peak, prominent dormer windows, overhanging eaves, and a full-width front porch. A high-style example is the Coughlan House, 31 Brooks Street (1919, see photo), which despite vinyl siding retains a number of character-defining features, such as a two-tier bay window with cross-gable roof and bracketed cut-away bay over the second story on the south (right side) elevation, a Serlian or Palladian window on the north elevation, and a hipped-roof front porch with wide frieze and columns clustered in pairs or threes on paneled piers. A wood-shingle and vinyl-sided version at the Gutteridge House, 35 Brooks Street (1910, see photo) combines the second-story bay window seen on the gable-front dwellings with a columned front porch, square stair hall window on the north (left side) elevation, and flat board window surrounds trimmed with molded caps. A prominent Queen Anne-style variant to the four-square form is the Holmes House, 39 Brooks Street (ca. 1915, see photo), a wood-shingled example with three-story octagonal corner tower and bracketed cornices throughout, recently rebuilt. The Methodist Episcopal Society Parsonage, 34 Brooks Street (1908, see photo), is another four-square variant displaying a Craftsman or Prairie-style influence in its deep overhanging eaves.

The Brooks Street Area also includes notable examples of Colonial Revival design in a side-gable form. Five bays across and two bays deep with a center entry, the 2½-story Mills House, 30 Brooks Street (ca. 1910, see photo) is one of the more sizable Colonial Revival dwellings in Maynard, combining overhanging eaves with gable returns, prominent gabled dormer with paired windows centered over the entry, Serlian or Palladian windows at the attic level on the side elevations, corner pilasters, multiple windows retaining 2/1 or multi-pane-over-one sash, and columned entry porch. The three-bay by two bay vinyl-sided side-gable Jordan House, 44 Brooks Street (ca. 1915, see photo) displays paired windows on the first story and in the dormer, multi-pane leaded or art glass fixed window on the south (left side) elevation, hipped-roof columned entry porch, and hipped-roofed secondary entry porch at the northwest corner.

Interesting Colonial Revival-style cottages in this area employ a gambrel roof, yielding a 1½-story form. At the Sanderson House, 36 Brooks Street (ca. 1910, see photo) is a clapboard-clad cross-gambrel dwelling on a fieldstone foundation, displaying a molded wood cornice, a tripartite window on the facade beneath a modified lunette window at the attic level, an oriel window on the north (right side) elevation, and a full-width porch now enclosed with replacement casement sash. Reflecting the influence of the Craftsman style is the Naylor House, 46 Brooks Street (1920, see photo), a vinyl-sided side-gambrel dwelling on a fieldstone foundation. Three bays across with a center entry, this house features an integral front porch, segmental-arched entry hood on triangular knee braces, and shed-roofed center dormer. The profile of the porch posts is concealed by vinyl siding.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

After the American Woolen Company purchased the Assabet Manufacturing plant and re-started mill operations, demand for new housing increased at the town center in the early decades of the 20th century. Several Maynard businessmen of means expanded their local business interests to include real estate development. In August 1903, Orrin Stedman Fowler (1857-1927), proprietor of Maynard's undertaker business at 42 Concord Street (MAY.420, see form), acquired a house, two barns, and forty-one acres on the north side of Concord Street from the estate of Charles Randall [Middlesex South deeds, 3082:405]. The Randall house survives at 20 Concord Street (ca. 1879, MAY.417). Fowler had his own residence built at 24 Concord Street (1904, MAY.418), on the site of one of the Randall barns, then subdivided the area immediately behind his house for suburban development along Lincoln Street and an extension of Brooks Street. About three dozen houses were constructed, in variations of the Colonial Revival style, from 1904 through ca. 1920. Houses on Lincoln Street were documented in a previous survey with individual building forms (see MAY.430 through MAY.441). This area form records the Brooks Street extension houses in the Fowler subdivision, and includes the abutting Fowler House and Mahoney House, 26 Concord Street for their Brooks Street frontage and contribution to the historic streetscape.

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MAY.O

see data sheet

Orrin S. Fowler continued the undertaking business established by his father, Henry Fowler of Stow, one of the petitioners for the incorporation of the town of Maynard in 1871. Orrin Fowler entered the family business from 1887, succeeded in turn by his own son, Guyer Fowler (1892-1956). Reorganized by Guyer Fowler and his business partner in 1941, the Fowler-Kennedy Funeral Service, Inc. still exists today at 42 Concord Street. Active in community affairs, Orrin Fowler was on the founding boards of banks and held many positions in town government, among them serving five terms on the Board of Selectmen (1883-1884, 1886-1888). His wife, the former Nellie Miria Pope, was a member of the Daughters of the American Revolution and the first president of the American Legion Ladies Auxiliary. The Fowlers were among the honored guests aboard the first electric streetcar ride in Maynard in 1901 [Mark, *Hidden History*]. Remaining in the family until 1956, the Orrin and Nellie Fowler House, 24 Concord Street, retains a hitching post in the yard on the Brooks Street frontage, and a well on the Concord Street frontage that evidently predated this house and served neighborhood residents before the establishment of a municipal water supply system in 1889. The Fowler family moved to Concord Street in 1904 from 91 Nason Street (see form).

Preliminary deed research indicates Fowler sold building lots in the subdivision without the deed restrictions or conditions seen in other Maynard subdivisions of the same period (e.g., Carl Monk's subdivision of Maynard Hill) that typically governed building use and setback from the street in the days before the town enacted a zoning bylaw. The absence of such conditions on Brooks Street extension suggests Fowler was involved in the construction and placement of the buildings to ensure development would be uniformly residential in character, with consistent building setback from the street. Further research would be needed to confirm.

In general, early heads of household on Brooks Street extension were local merchants, professionals, and community leaders who were either from longtime Maynard families or relocated to Maynard from other states. The 1910 census lists approximately twelve households within the area boundaries, with a mix of owner-occupied residences and tenants. This and additional data from the town's 1915 valuation indicates approximately fifteen of twenty houses in this area, in addition to the Fowler House, were completed by 1915. Street numbers for Brooks and many other streets in Maynard were changed in the 1920s, complicating efforts to match specific families to present street addresses. On Brooks Street extension, street numbers for houses on the odd (east) side especially were changed, some more than once. Deed research would be needed for each house to confirm original owners and construction dates. Those residents identified in 1910 and matched to current addresses include Rev. Thomas Judge, pastor of the Methodist Episcopal Church, at the parsonage building by the church society at 34 Brooks Street; George H. Gutteridge, a jeweler, at 35 Brooks Street; Frank Sanderson, a bookkeeper, at 36 Brooks Street; Howard Wilson, an attorney, at 37 Brooks Street; the widowed Mary A. McCleary at 40 Brooks Street, who resided with her adult sons Sidney McCleary, a department store merchant, and Alfred E. McCleary, an attorney; and John Ingham, a dyer for the American Woolen Company, at 41 Brooks Street. Additional heads of household in 1910 included Charles D. Holmes, a photographer, possibly at 39 Brooks Street; Robert M. Stockbridge, a bookkeeper at the woolen mill, possibly at 43 Brooks Street; Kenneth H. Damren, an attorney; Franklin P. Plumber, a department store manager; and Mortimer J. Pierce, a superintendent at the woolen mill.

According to the town's resident or voting lists, organized by street address, all houses in this area were in place by 1924. As the neighborhood matured and properties were re-sold, most residences were owner-occupied. Some residents were immigrants from Canada, Scotland, England, or Ireland or came to the United States between 1857 and 1912. New heads of household in the 1920-1924 period included Elmore Mills, assistant superintendent at the woolen mill, at 30 Brooks Street; James A. Coughlan, a garage (likely automobile) salesman, at 31 Brooks Street; the widowed Martha Wilson with her son, Lucius E. Wilson, paymaster at the woolen mill, at 32 Brooks Street; John Carver, a retired spinner at the woolen mill, at 33 Brooks Street; the widowed Jennie E. Murphy, who operated a lodging house in her residence at 38 Brooks Street; John W. Sunderland, bookkeeper at the woolen mill, at 42 Brooks Street; Mathew Campbell, salesman in a shoe store, at 45 Brooks Street; Joshua Naylor, a real estate manager, at 46 Brooks Street; Patrick H. Murphy, a shoe dealer operating a shoe store, at 47 Brooks Street; and James C. Mahoney, foreman in the keg shop at the American Powder Company, at 26 Concord Street.

In 1920, the Maynard Tennis Club opened courts on Brooks Street extension north of this area. Formed in 1904, the club was based initially near Ben Smith Bridge where Great Road crosses the Assabet River [History, 154]. Maynard Tennis Club disbanded at an undetermined date.

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAY.O

see data sheet

The town's Methodist Episcopal Society maintained its parsonage at 34 Brooks Street from 1908, when the family of the Rev. Thomas J. Judge and his wife, Isabella, moved in, the first of sixteen families of Methodist ministers who may have lived here before 1965. In 1944, the Maynard society voted to merge with its counterpart in Sudbury. The new church voted in 1965 to sell the old parsonage on Brooks Street and purchase a new house nearby, at 12 Charles Street, for parsonage purposes [*History*, 116-118].

BIBLIOGRAPHY and/or REFERENCES

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- Plan of a Portion of Concord Street, Maynard, as Ordered by the County Commissioners* (September 3, 1904). Maynard Historical Society Archives, accessed March 22, 2019, <http://collection.maynardhistory.org/items/show/5571>.
- Sanborn fire insurance maps: 1899, 1904, 1910, 1915, 1924, 1931, 1947 (updated from 1931), 1955.
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- Residents (voting/poll tax) lists: 1924, 1936, 1957.
- U. S. census records: Stow, 1870; Maynard, 1880-1940. www.ancestry.com.
- Fowler, Guyer Weston. Find A Grave memorial ID 90638899. Glenwood Cemetery, Maynard. www.findagrave.com.
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- Middlesex County South Registry of Deeds: 3082:405 (executed August 1903, recorded February 1904); 3115:500 (1904, deed to Methodist Episcopal Church); 8830:166 (1956).
- History of Maynard, Massachusetts, 1871-1971*. Acton, MA: The Beacon Publishing Company for the Town of Maynard Historical Committee, 1971.
- Boothroyd, Paul, and Lewis Halprin. *Images of America. Assabet Mills, Maynard, Massachusetts*. Charleston, SC: Arcadia Publishing, 1999.
- Mark, David A. *Hidden History of Maynard*. Charleston, SC: The History Press, 2014.
- MHC MACRIS database.

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAY.O

see data sheet

Brooks Street Extension Area Data Sheet

Parcel ID	MHC #	Historic Name	Address	Date	Style/Form
009.0-0000-0155.0	MAY.588	Elmore and Cora Mills House	30 Brooks St	ca. 1910	Colonial Revival
009.0-0000-0193.0	MAY.589	James A. and Elizabeth Coughlan House	31 Brooks St	1919	Colonial Revival/ four-square
009.0-0000-0156.0	MAY.590	Martha Wilson House	32 Brooks St garage	ca. 1904 ca. 1924	Colonial Revival
009.0-0000-0192.0	MAY.591	John and Nellie Carver House	33 Brooks St	ca. 1910	Colonial Revival
009.0-0000-0157.0	MAY.592	Methodist Episcopal Society Parsonage	34 Brooks St	1908	Colonial Revival
009.0-0000-0191.0	MAY.593	George H. and Maude Gutteridge House	35 Brooks St garage	1910 ca. 1924	Colonial Revival/ four-square
009.0-0000-0158.0	MAY.594 MAY.595	Frank and Mary Sanderson House	36 Brooks St garage	ca. 1910 ca. 1924	Colonial Revival
009.0-0000-0190.0	MAY.596	Howard and Nettie Wilson House	37 Brooks St garage	ca. 1904 ca. 1924	Queen Anne - Colonial Revival
009.0-0000-0159.0	MAY.597	Jennie E. Murphy House	38 Brooks St	ca. 1910	Colonial Revival
009.0-0000-0189.0	MAY.598	Charles and Margaret Holmes House	39 Brooks St garage	ca. 1915 ca. 1915	Colonial Revival
009.0-0000-0160.0	MAY.599	Mary A. McCleary House	40 Brooks St garage	ca. 1915 ca. 1924	Colonial Revival
009.0-0000-0188.0	MAY.600 MAY.601	John and Eleanor Ingham House	41 Brooks St garage	ca. 1915 ca. 1924	Colonial Revival/ four-square
009.0-0000-0161.0	MAY.602	John and Nellie Sunderland House	42 Brooks St garage	ca. 1915 ca. 1924	Colonial Revival
009.0-0000-0187.0	MAY.603	Robert and Bertha Stockbridge House	43 Brooks St garage	ca. 1904 ca. 1924	Queen Anne - Colonial Revival
009.0-0000-0162.0	MAY.604	Arthur L. and Beatrice Jordan House	44 Brooks St	ca. 1915	Colonial Revival

Continuation sheet 5

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MAY.O

see data sheet

Parcel ID	MHC #	Historic Name	Address	Date	Style/Form
009.0-0000-0186.0	MAY.605	Mathew and Margaret Campbell House	45 Brooks St	1920	Colonial Revival
009.0-0000-0163.0	MAY.606	Joshua and Annie Naylor House	46 Brooks St	1920	Colonial Revival
009.0-0000-0185.0	MAY.607	Patrick H. and Helena Murphy House	47 Brooks St garage	1916 ca. 1920	Colonial Revival
009.0-0000-0154.0	MAY.418 MAY.608 MAY.945 MAY.946	Orrin Stedman and Nellie Fowler House	24 Concord St garage hitching post well	1904 ca. 1910 ca. 1904 ca. 1904	Colonial Revival/ Craftsman
009.0-0000-0194.0	MAY.609	James C. and Mary Mahoney House	26 Concord St	ca. 1910	Colonial Revival

Note: Construction dates from assessors' records were used if consistent with both architectural style and historic map and atlas research. Historic names reflect either residents identified from the 1910-1915 period (see narratives) or residents as shown on the 1924 voting list.

Garages have been assigned MHC inventory numbers if they are visible in photographs.

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

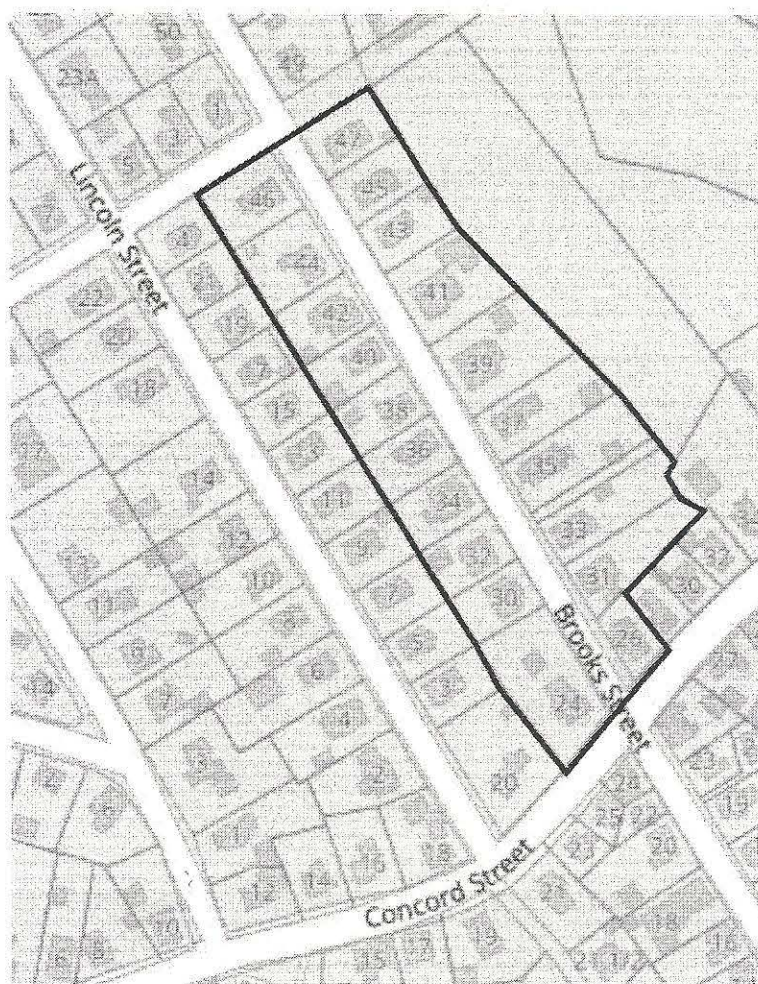
Area Letter Form Nos.

MAY.O

see data sheet

LOCUS MAP

↑
north



INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAY.O

see data sheet

SUPPLEMENTARY IMAGES



24 Concord St



37 Brooks St



43 Brooks St



45 Brooks St

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

MAYNARD BROOKS ST EXTENSION AREA

Area Letter Form Nos.

MAY.O

see data sheet

SUPPLEMENTARY IMAGES



31 Brooks St



35 Brooks St



39 Brooks St



30, 32, and 34 Brooks St

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAY.O

see data sheet

SUPPLEMENTARY IMAGES



44 Brooks St



36 Brooks St



46 Brooks St



24 Concord St, hitching post in yard on Brooks Street side

INVENTORY FORM A CONTINUATION SHEET

MAYNARD BROOKS ST EXTENSION AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

MAY.O

see data sheet

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Kathleen Kelly Broomer, consultant
The criteria that are checked in the above sections must be justified here.

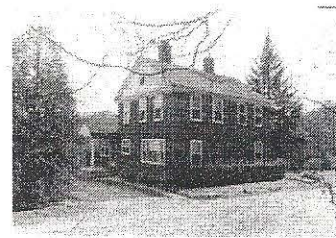
Illustrating early 20th-century residential development in Maynard, precipitated by reactivation of woolen mill operations under new ownership by the American Woolen Company, the Brooks Street Extension Area is important as a well preserved street illustrating a range of Colonial Revival-style single-family dwellings developed from 1904 to ca. 1924. The area is significant for its association with local undertaker Orrin S. Fowler, who developed the cohesive neighborhood and built his own residence at 24 Concord Street anchoring the subdivision, as well as the local merchants, professionals, and community leaders who built new homes at the town center during this period. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Brooks Street Extension Area is recommended for evaluation for National Register eligibility and potential listing with significance at the local level.

A larger historic district extending to Lincoln Street may be warranted with additional research and assessment of historic integrity, as these parcels were part of Fowler's subdivision and developed under similar circumstances in the early 20th century. Twelve properties on the first block of Lincoln Street (MAY.430 through MAY.441), plus the Charles Randall House, 20 Concord Street (ca. 1879, MAY.417), were recorded individually in 2015 and are potentially contributing properties in a larger historic district.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	MAY.7
Historic Name:	Smith, Asa House
Common Name:	
Address:	84 Summer Hill Rd
City/Town:	Maynard
Village/Neighborhood:	
Local No:	
Year Constructed:	r 1780
Architect(s):	
Architectural Style(s):	No style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	MAY.A: Concord - Summer Street Area
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Asbestos Shingle; Wood



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, November 1, 2021 at 10:37 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION

In Area no.

Form no.

A

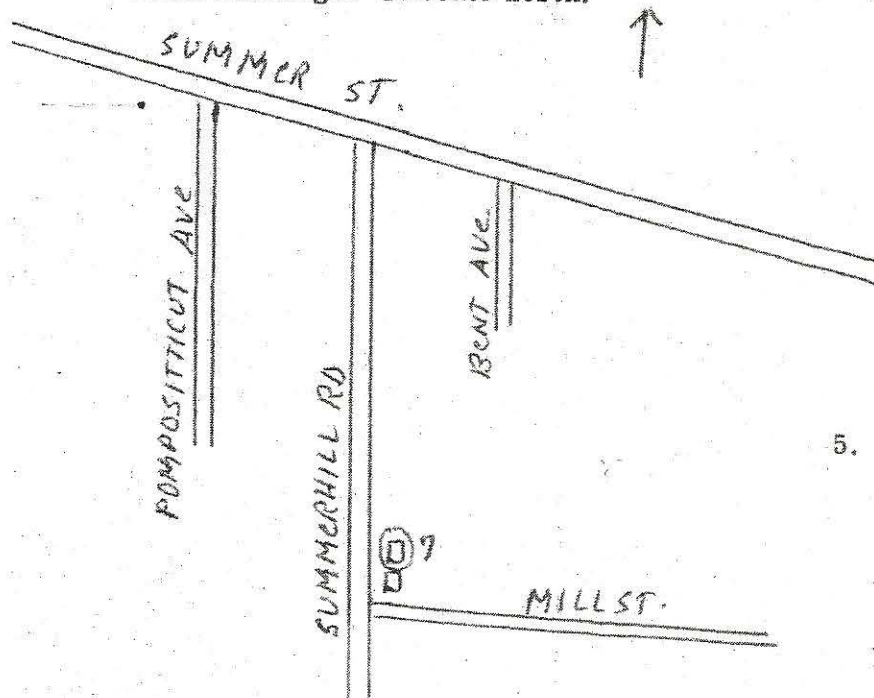
7

n MAYNARDress 84 SUMMER HILL ROADe ASA SMITH HOUSEsent use RESIDENCEsent owner VITTORIA NICOLAZZO

ription:

18TH CENTURY (LATTER)ource MAYNARD HISTORICAL SOC.

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect _____

Exterior wall fabric CLAPBOARD

Outbuildings (describe) _____

Other features _____

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less L Over one acre _____Approximate frontage 150'

Approximate distance of building from street

15'

6. Recorded by BIRGER R. KOSKI

Organization MAYNARD HISTORICAL COMDate SEPT. 25, 1977

DO NOT WRITE IN THIS SPACE

USGS Quadrant _____

MHC Photo no. _____

RECEIVED

(over)

NOV 16 1977

MASS. HIST. COMM.

MAY. 7

7. Original owner (if known) ASA SMITHOriginal use RESIDENCESubsequent uses (if any) and dates SAME

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input checked="" type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input checked="" type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input checked="" type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

ASA SMITH HAD AMONGST OTHER HOLDINGS A SAW AND CRIST MILL A SHORT DISTANCE AWAY (TRACES OF THE MILL RACE CAN BE SEEN STILL TODAY.) HE ALSO HAD MILLS IN PETERBOROUGH, N.H. AND WALTHAM, MASS. AMORY MAYNARD RESIDED AT FIRST AT THIS HOUSE (CIRCA 1846-47). THE TOWN OF MAYNARD WAS NAMED AFTER HIM.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

HISTORY OF MAYNARD 1971